

Docket Item #10
BAR CASE# 2005-0016

BAR Meeting
March 2, 2005

ISSUE: Permit to Demolish

APPLICANT: James Noel

LOCATION: 632 S. Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of the residential townhouse at 632 S. Pitt Street. The areas proposed to be demolished include:

- One story section between 632 and 632 ½ S. Pitt Street will be remodeled. This section is not visible from the public right-of-way;
- Portions of the rear roof to allow the installation of skylights and a new dormer;
- Portions of the rear wall to allow installation of new French doors and a ganged window.

II. HISTORY:

632 S. Pitt Street is an attached brick rowhouse that was constructed in 1980.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Because this is a late 20th century house, it is the opinion that none of the criteria are met and that the Permit to Demolish and Capsulate should be approved.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Office of Historic Alexandria:

Prefer the more open look of the wall/gate on the existing rear elevation.